

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
March 1, 2016
Grover W. Taylor Council Chambers**

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, March 1, 2016, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 6:03 p.m.

Present: Chairperson Cothran, Secretary Garcia, Commissioner Quiroga, and Commissioner Rowland.

Absent: Vice Chair Meyer

Also Present: Attorney Victor Ponto; Director of Community Development James Troyer, AICP; Planning Manager Zai AbuBakar; Senior Planner Shannon J. Casey, AICP; Assistant Planner Rina Leung; Assistant Planner Dawn Rowe; Assistant Engineer Esmeralda Gomez; Assistant Engineer Keith Toliver; Policing Technician Wendy Ratcliff; City Clerk Tonia Lewis, and Planning Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Rowland, the Pledge of Allegiance was led by Secretary Garcia.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Fran Givens spoke on the grand opening of the Minerva Manor; she spoke on bath tubs versus showers in senior apartments. A resident requested a shower and contacted David Edgar, she never heard back from him, but when she went to see the apartments, she had her shower. Walk in tubs were suggested, but many are disabled or in scooters and wheel chairs. She spoke on a universal shower design because you never know who will be in there next. She spoke on getting across the street from Minerva Manor to Dino Papovera for dining; many cannot walk to Marygold to cross the street. There needs to

be a crosswalk in the middle of the street. She spoke about something needing to be done about the floods.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of February 16, 2016.

A motion was made by Commissioner Rowland and seconded by Commissioner Quiroga to approve the Minutes of the February 16, 2016, Planning Commission Meeting with corrections. Motion passed by a vote of 4-0.

PUBLIC HEARINGS:

A. Master Case No. 15-077; Conditional Use Permit No. 15-029; Administrative Site Plan No. 15-047 - Conditional Use Permit No. 15-029 is a request for the review and approval to construct a 2,000 square foot metal addition to an existing approximately 77,000 square foot metal building for AEP Span, a manufacturer of steel buildings and architectural products within the Southwest Industrial Park Specific Plan. The proposed addition will be for a covered truck unloading area.

Shannon J. Casey, AICP, Senior Planner, provided the staff report.

Discussion was held on the total square footage of the building.

Discussion was held on the trailer office.

Discussion was held on the chain link and barbed wire.

The Public Hearing was opened.

Speaking for the applicant, Howard Parsell thanked the Planning Commission for their time. The applicant has read and agreed to all of the conditions of approval.

Speaking for the applicant, the Plant Manager indicated that the business is expanding so they can unload inside a building instead of outside, protect their material from the elements, and have storage for material currently stored outside.

Discussion was held on the color uniformity of the buildings.

No member of the audience spoke in favor or opposition to this project.

The Public Hearing was closed.

Discussion was held on the percentage of the addition to dictate requiring bringing the site up to code.

ACTION: Motion was made by Commissioner Quiroga and seconded by Commissioner Rowland to 1) Determine that the project is Categorically Exempt pursuant to Section No.

15301,(Class 1, Existing Facility) of the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 15-029 and Administrative Site Plan No. 15-047. Motion passed by a vote of 4-0.

B. Master Case No. 15-060; Tentative Parcel Map No. 19659; Design Review Project No. 15-008 - Review of Tentative Parcel Map No. 19659 (TPN# 15-005) is a request to combine twelve (12) parcels into one (1) parcel. Design Review No. 15-008 is a review of building architecture for the proposed warehouse.

Rina Leung, Assistant Planner, provided the staff report.

Discussion was held on the water drainage issue. Keith Toliver, Assistant Engineer spoke on the applicant and building and safety working together to come up with a solid solution to the drainage issue.

Discussion was held on the proposed truck route.

Discussion was held on truck traffic by the school. The traffic study submitted has traffic on Citrus.

Kari Cano, the environmental consultant for the city stated that mitigation measures were applied. The significant unavoidable impact has already been addressed in the SWIP Specific Plan. The project has mitigation measures that have been included in the SWIP Specific Plan.

The Public Hearing was opened.

Discussion was held on the driveway distances from the intersections being more than adequate.

Discussion was held on the traffic circulation.

Speaking for the applicant, Chris Pylant, spoke on not projecting any traffic making a left hand turn.

Discussion was held on staff requesting stacking for trucks on site; trucks should be able to pull into the property and not be in the public right-of-way.

Discussion was held on a City project to improve Citrus Avenue all the way to Slover.

Speaking for the applicant, Steve Hong, spoke on landscape setback distance; the elevation; tower elements. Understands that Santa Ana Avenue is a major thoroughfare.

Speaking for the applicant, Jason Quintel spoke on having a potential tenant. They have worked with staff and read through all of the conditions of approval.

Speaking for the applicant, Steve Arago, elaborated on the work done to get this project approved. He has reviewed the conditions of approval and the staff report and had no comment. He supports staff's recommendation to approve this project.

Rosa Mzubiata-Laurie spoke in opposition to this project. She requested information on how the traffic will impact her entering and exiting her property. She spoke on the trees being torn down and back yard was damaged because the roots were on her property and they left holes that her dogs escaped from. She has not spoken to the applicant about it. The machine they used on her property further damaged her property. She requested information on how tall the wall is and how will the noise impact her and her family. She also asked when the wall will go up. Discussion was held on what damage was done.

Speaking for the applicant, Jason Quintel apologized for the damage to the fence, and stated that it will be fixed. He spoke on not knowing about any of the damages until tonight, if it has been done, it will be fixed. There will be temporary fencing during construction. Only the trees that were a fall hazard were taken down. He will have someone out there by Friday to fix the fence. He spoke on the wall being 10 feet tall.

Jessie Haworth spoke on what the back of the building will look like, truck traffic and lighting. She has been there for 30 years. She understood there was an easement in her back yard; staff confirmed there is no easement.

Speaking for the applicant, Jason Quintel will notify everyone when work is being done and will provide the information as part of the packets to them.

Director Troyer requested the applicant get contact information from the residents and stay in contact with them.

Martha Rodriguez spoke on the traffic, the wall, noise and lighting. She is concerned of how bad the noise is going to be, even with the block wall; people coming in and out, security concerns; and vandalism.

The applicant expects to begin demolition within 30 days of approval.

Discussion was held on the measurements of the frontage along Santa Ana.

Discussion was held on the uncertainty of the 24-hour operation because there is no certain tenant yet.

Discussion was held on the number of daily truck trips – 350; and 50-70 per hour during peak hours.

Stan Bard spoke on parking on Catawba and a stop at Santa Ana and Catawba. The intersection does not meet any warrants for mitigation. Mr. Bard was encouraged to contact the city for illegal parking on Catawba.

Director Troyer added that if this project warrants intersection improvements, they will be done.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Rowland and seconded by Secretary Garcia to 1) Adopt the Addendum to the Southwest Industrial Park Specific Plan Environmental Impact Report (SWIP EIR) (SCH NO. 2009091089); and, direct staff to file a Notice of Determination; 2) Approve Tentative Parcel Map No. 19659 (TPM#15-005); and 3) Approve Design Review No. 15-008. Motion passed by a vote of 4-0.

C. Master Case No. 14-070; Conditional Use Permit No. 15-039 - A request for a Conditional Use Permit to operate a proposed restaurant (MOD Super-Fast Pizza) in conjunction with a new California Department of Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) license.

Dawn Rowe, Assistant Planner, provided the staff report.

Staff has not received any communication in favor or opposition to this project.

Discussion was held on the hours of operation.

The Public Hearing was opened.

Speaking for the applicant, Steve Rawlings, agreed to all of the conditions of approval. He spoke on Modern Super-Fast Pizza being like a Chipotle - you get in line, pick your toppings and have the pizza made right in front of you. You are not waiting more than 5-7 minutes to get your pizza. There are 100 stores open, 22 on the radar, and this one in Fontana.

Chairperson Cothran commended the applicant on the design of the restaurant.

No member of the audience spoke in favor or opposition to this project.

The Public Hearing was closed.

ACTION: Motion was made by Secretary Garcia and seconded by Commissioner Rowland to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, (Class No. 1, Existing Facility) of the CEQA Guidelines, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 15-039 subject to the attached findings and conditions of approval. Motion passed by a vote of 4-0.

D. Master Case No. 14-070; Conditional Use Permit No. 16-002 - A request for a Conditional Use Permit to operate a proposed restaurant in conjunction with a new California Department of Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) license.

Dawn Rowe, Assistant Planner, provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Kunal Parikh, spoke on this being his second store. Applicant has read and agreed to the conditions of approval.

No member of the public spoke in opposition to the project.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Rowland and seconded by Commissioner Quiroga to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, (Class No. 1, Existing Facility) of the CEQA Guidelines, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 16-002 subject to the attached findings and conditions of approval. Motion passed by a vote of 4-0.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for the March 8, 2016 and March 22, 2016, meetings for the Planning Commission's information; and an update of future Planning Commission items for the March 8, 2016 and March 15, 2016, meetings for the Planning Commission's information.

Director Troyer thanked all the community members that have attended the General Plan workshops. The next workshop is on March 7, 2016, the topic is Fontana 5.0; and then on March 10, 2016, the topic is Sustainable Fontana; both will be held at the Fontana Community Senior Center.

Planning Manager AbuBakar spoke on the EIR for the Sierra Lakes Commerce Center Warehouse having received significant comments from various agencies and organizations when it was circulated for public review; it is anticipated to come forward in June.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Garcia had no comments.

Commissioner Quiroga shared that Friday, March 5, is the last day to accept donations for the Fontana Travel Club.

Commissioner Rowland announced that this will be her last Planning Commission meeting. She will continue to be a part of this community as she has been all of her life.

Commissioner Quiroga said goodbye to Commissioner Rowland and thanked her for her years of help.

Chairperson Cothran said goodbye to Commissioner Rowland and he has enjoyed the time she has spent on the Planning Commission.


Secretary Garcia spoke on serving on the Planning Commission with Commissioner Rowland.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:41 p.m. to a Joint City Council and Planning Commission Workshop on March 8, 2016, at 5:30 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California; then to the Regular Planning Commission Meeting on Tuesday, March 15, 2016, at 6:00 p.m.


Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 15th DAY OF MARCH, 2016.**

for  Vice Chair.
Phil Cothran
Chairperson